

Cock Lane, High Wycombe, Buckinghamshire, HP13 7DZ



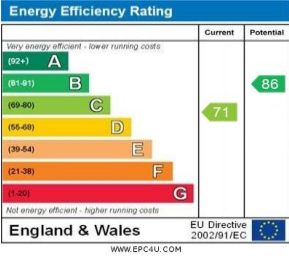
*We are delighted to offer for sale this stunning contemporary three-bedroom, two bathroom, detached family home located on the popular East side of High Wycombe a short drive from Tylers Green.*

Stunning Contemporary Home | Large Entrance Hall | Superb Open Plan Lounge | Bespoke Fitted Kitchen Including Appliances And Island | Underfloor Heating Throughout | Triple Glazed Bi Fold Doors With Views | Two Ground Floor Bedrooms | Ground Floor Family Bathroom | Bespoke Floating Staircase To First Floor | Huge First Floor Bedroom Suite | En-Suite Shower Room | Triple Glazed Windows | Heat Recovery System | Landscaped Gardens | Driveway Parking For Several Cars | Short Walk To Open Woodland | Short Drive To Tylers Green | Popular Location | A Totally Unique Home That Must be seen Internally |

We are delighted to offer for sale this stunning, contemporary, three-bedroom, two bathroom, detached family home located on the popular East side of High Wycombe a short drive from Tylers Green. With open plan living at its heart, the property has been painstakingly and lovingly improved and restored to make a unique family home. With such forethought as triple glazed windows, and a heat recovery system all reducing running costs, complimented by high-end sanitary fittings and bespoke fitted kitchen with island and integral appliances. Externally the generously landscaped gardens are enclosed with a large driveway providing parking for several cars leading to a large fully insulated garage, ideal for conversion to a home office. This unique home must be seen to be fully appreciated.

**Price... £675,000**

*Freehold*





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### LOCATION

Situated between High Wycombe and Penn in a highly desirable location close to open fields and woodland. Wycombe Retail Park and other shops are approximately half a mile away and cater for all day-to-day needs. High Wycombe town centre is only 2 miles away and has a regular bus service running along the A40 into the town with a multitude of shopping facilities and train station with mainline into London Marylebone. Access to the M40 London bound can be gained at Junction 3 at Loudwater, just 1 mile away.

### DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue over two roundabouts and through the first set of major traffic lights and turn left at the next set into Cock Lane. Ascend the hill and the property can be found on the left-hand side.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band D

#### EPC RATING

C

#### MORTGAGE

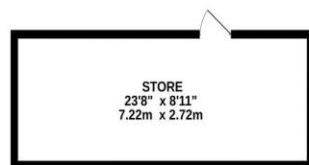
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

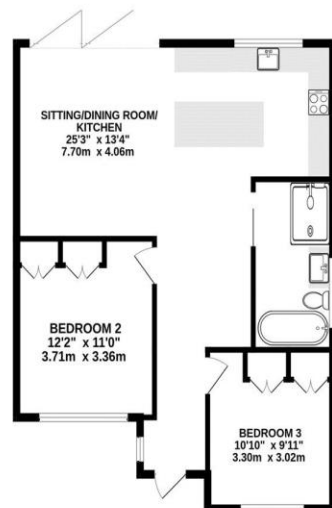
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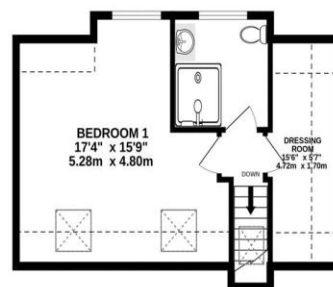
LOWER GROUND FLOOR



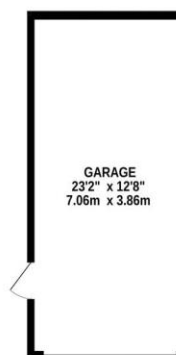
GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



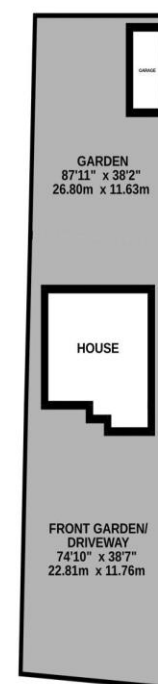
1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



GROUND FLOOR



SITE PLAN



TOTAL FLOOR AREA : 1671sq.ft. (155.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The **wye** Partnership